

Chapter 3 Non-technical Amended and New Policies in 2008 Comp Plan	Executive Rationale for Change or Addition of Policy	Staff Comments
R-101a <u>King County will continue to preserve and sustain its rural legacy by supporting its historic, cultural, ecological, agriculture, forestry, and mining heritage through collaboration with the King County Landmarks Commission, 4Culture, unincorporated area councils, community organizations, rural residents, and rural business owners, including forest and farm owners.</u>	New policy to support the rural legacy of the county in compliance with the GMA.	
R-101b <u>King County will continue to support the diversity and richness of its rural communities and their distinct character by working with the unincorporated area councils, community groups, rural residents, and business owners to sustain and enhance the rural character of its rural and resource lands, Rural Neighborhood Commercial Centers, and Rural Towns.</u>	New policy to support the county's distinct rural communities in compliance with the GMA.	
<p>R-101 It is a fundamental objective of the King County Comprehensive Plan to maintain the character of its designated Rural Area. The GMA specifies the rural element of comprehensive plans include measures that apply to rural development and protect the rural character of the area (RCW 36.70A.070(5)). The GMA defines rural character <u>as it relates to land use and development patterns ((RCW 36.70A.030(14))) (RCW 36.70A.030(15)). This definition can be found in the Glossary of this Plan.</u> Rural development can consist of a variety of uses that are consistent with the preservation of rural character and the requirements of the rural element. <del>((Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas (RCW 36.70A.030(15))).</del>) In order to implement GMA, it is necessary to define the development patterns that are considered rural, historical or traditional((;)) and do not encourage urban growth or create pressure for urban facilities and service. Therefore, King County's land use regulations and development standards shall protect and enhance the following components of the Rural Area:</p> <ol style="list-style-type: none"> <li>The natural environment, particularly as evidenced by the health of wildlife and fisheries (especially salmon and trout), aquifers used for potable water, surface water bodies including Puget Sound and natural drainage systems and their riparian corridors;</li> <li>Commercial and noncommercial farming, forestry, fisheries, mining and cottage industries;</li> <li>Historic resources, historical character and continuity, including archaeological and cultural sites important to tribes;</li> <li>Community small-town atmosphere, safety, and locally owned small businesses;</li> <li>Economically and fiscally healthy <del>((rural cities and unincorporated))</del> <u>Rural</u> <del>((t))</del> owns and <u>Rural</u> <del>((n))</del> <u>Neighborhood</u> <del>((s))</del> <u>Commercial Centers</u> with clearly defined identities compatible with adjacent rural, agricultural, forestry and mining uses;</li> <li>Regionally significant parks, trails and open space;</li> <li>A variety of low-density housing choices compatible with adjacent farming, forestry and mining and not needing urban facilities and services; and</li> <li>Traditional rural land uses of a size and scale that blend with historic rural development.</li> </ol>	<p>Rural character is defined in RCW 36.70A.030(15). Policy previously referenced RCW 36.70A.030(14).</p> <p>Change in capitalization to provide uniformity.</p>	

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<p>R-104 Farming and forestry are vital to the preservation of rural ((<del>areas</del>)) King County and should be encouraged throughout the Rural Area. King County should encourage the retention of existing and establishment of new rural resource-based uses, with appropriate site management that protects habitat resources. King County's regulation of farming, <u>keeping of livestock</u>, and forestry in the Rural Area should be consistent with these guiding principles:</p> <ol style="list-style-type: none"> <li>Homeowner covenants for new subdivisions and short subdivisions in the Rural Area should not restrict farming and forestry;</li> <li>Agricultural and silvicultural management practices should not be construed as public nuisances when carried on in compliance with applicable regulations, even though they may impact nearby residences; and</li> <li>County environmental standards for forestry and agriculture should protect environmental quality, especially in relation to water and fisheries resources, while encouraging forestry and farming.</li> </ol>	<p>Added keeping of livestock to ensure the diversity of rural agricultural uses were identified.</p>	<p>Good to recognize livestock husbandry as a vital component of the rural economy.</p>
<p>R-105 Uses related to and appropriate for the Rural Area include those relating to ((<del>farming</del>)) <u>agriculture</u>, forestry, mineral extraction, and fisheries such as the raising of livestock, growing of crops, <u>creating value-added products</u>, and sale of agricultural products; small-scale cottage industries; and recreational <u>and small-scale tourism</u> uses that rely on a rural location((<del>-are also appropriate</del>)).</p>	<p>Expanded definitions to rural economic uses to include agricultural uses beyond farming, such as keeping of livestock, and adding value-added products and small-scale tourism.</p>	<p>Good policy to support diversity of activities that rural and resource area economies.</p>
<p>R-108 The ((<del>preservation</del>)) <u>conservation</u> of forest land and forestry throughout the Rural Area shall remain a priority for King County. Landowner incentive programs, technical assistance, permit assistance, regulatory actions and community-based education shall be used throughout the Rural Area to sustain the forest land base and forestry activities. <u>King County should ensure that its regulations, permitting processes and incentive programs facilitate and encourage active forest management and implementation of forest stewardship plans.</u></p>	<p>"Conservation" used in place of preservation to denote active management.</p> <p>Last sentence is added to highlight the importance of allowing landowners to implement forest plans and manage forest land.</p>	<p>Good policy support for:</p> <ul style="list-style-type: none"> <li>Recent codes changes aid small landowners to implement forest plans and carry out forest harvests and other management activities.</li> <li>Additional review of permit processes to further encourages effective forest management.</li> </ul>
<p>R-111a <u>King County supports the raising and management of livestock and the production of related value-added products. The management of livestock and the lands and structures supporting the raising of livestock, should be consistent with industry best management practices and with county, state, and federal regulations related to the specific industry.</u></p>	<p>Set policy direction to ensure the support within the county for the raising of livestock and its value-added products, such as fleece and food products.</p>	<p>Good policy to support diversity of activities that rural and resource area economies.</p>
<p>R-111b <u>King County should continue to support and sustain equestrian activities and ensure that regulations support those activities compatible with the area in which they are located.</u></p>	<p>Recognize the equestrian industry and its contribution to the economy of King County.</p>	<p>Good policy broadens support of equestrian activities</p>

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<p>R-112 King County should support the identified equestrian <del>((communities))</del> <u>uses</u> in the Rural Area by providing facilities on King County rights-of-way where not in conflict with the terms of utility easements to accommodate horse travel<del>((;))</del>; by maintaining equestrian links, including multiple-use trails, where appropriate<del>((;))</del>; and by adoption of supportive land use regulations for use of these areas for horsekeeping. King County will work with local communities to identify and protect multiple-use trails and other public trails <del>((in the identified Equestrian Communities))</del> that support horse travel within the Rural Area.</p>	<p>The county now considers all areas in the rural area to be suitable for equestrian uses.</p> <p>Minor edits to improve readability.</p>	<p>Good policy broadens support of equestrian activities</p>
<p>R-113 Soft-surface multiple-use trails in corridors separate from road rights-of-way are the preferred option for equestrian travel for safety reasons and to avoid conflicts with residential activities associated with the street. Existing off-road trails should be preserved during site development, with relocation as appropriate to accommodate development while maintaining trail connections. The King County Road Design Standards <del>((shall be revised, with input from representatives of the equestrian community, to))</del> <u>will</u> accommodate safe equestrian travel within road rights-of-way. Where appropriate, capital improvement programs for transportation and park facilities shall also enable the use of new facilities by equestrians. Construction standards for multiple-use nonmotorized trails to be established in road rights-of-way within <del>((identified equestrian communities))</del> <u>the Rural Area</u> should assure a minimum eight-foot-wide gravel shoulder on arterial roads and 4.5 foot gravel shoulder on <u>local access roads</u>, or provide a trail separated from the driving lanes by a ditch or other barrier. Construction standards for soft-surface multiple-use nonmotorized trails in corridors separate from road rights-of-way shall be consistent with current trail construction and maintenance practices as promulgated by the U.S. Forest Service.</p>	<p>Minor edits to ensure compliance with deletion of equestrian communities.</p>	<p>Good policy:</p> <ul style="list-style-type: none"> <li>o Broadens support of equestrian activities</li> <li>o Provides good differentiation on width of gravel shoulders.</li> </ul>
<p>R-114 King County's land use regulations should protect rural equestrian community trails by supporting preservation of equestrian trail links in <del>((Equestrian Communities))</del> <u>the Rural Area</u>, protect<del>((ion))</del><u>ing</u> <del>((of))</del> livestock from intrusions from residential development, and encouraging subdivision layouts that preserve opportunities for keeping of horses. Representatives of the equestrian community shall be given the opportunity to review and monitor regulatory and programmatic actions by King County, such as rural area development regulations, that have the potential to affect equestrian uses.</p>	<p>Minor edits to ensure compliance with deletion of equestrian communities.</p>	<p>Good policy broadens support of equestrian activities</p>
<p>R-114a <u>Property owners in the Agricultural and Forest Production Districts are encouraged to voluntarily allow continued equestrian access to existing trails or alternative access if the existing trail impedes future use of their property.</u></p>	<p>Intent is to ensure continuation of existing equestrian trails in the Agricultural and Forest Production Districts.</p>	<p>Laudable but will work only if incentive is provided</p>
<p>R-115 Equestrian trails should be <del>((recognized as "linear parks" for purposes of))</del> a category in the county's Public Benefit Rating System<del>((;))</del>, so that a landowner who provides trail access may qualify for a tax reduction under the program.</p>	<p>Minor edits for clarification.</p>	<p>A necessary incentive for voluntarily allow continued trail access.</p>

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R-212 As an innovative means to permanently preserve private lands with countywide public benefit, to encourage higher densities in <u>urban</u> <del>((appropriate))</del> areas and reduce residential development capacity in Rural <u>Area and Resource Lands</u> <del>((Forest Focus Areas))</del> , King County shall continue <del>((efforts))</del> to <u>operate</u> <del>((implement))</del> an effective <del>((and focused))</del> <del>((t))</del> <u>Transfer of</u> <del>((D))</del> <u>Development</u> <del>((R))</del> <u>Rights</u> <del>((p))</del> <u>Program</u> .	Edits made to ensure consistency with revisions made to the transfer of development rights program.	
R-213 The <del>((top))</del> priority of the voluntary Transfer of Development Rights Program is to reduce development <u>potential</u> in the Rural Area <u>and Resource Lands</u> by encouraging the transfer of development rights from private rural lands into the Urban Growth Area. <del>((Transfers may also be made to rural sites that have RA 2.5 zoning.))</del>	Edits made to ensure consistency with revisions made to the transfer of development rights program.	
R-214 King County supports and shall work actively to facilitate the transfer of <del>((f))</del> <u>Rural Area and Resource Lands</u> development rights to: a. Preserve the rural environment, encourage retention of resource-based uses and reduce service demands in the Rural Area; b. Provide permanent protection to significant natural resources; <del>((and))</del> c. Increase the regional open space system; d. <u>Maintain low density development in the Rural Area; and</u> e. <u>Provide mitigation for the impacts of urban development on global warming by reducing emissions from transportation and sequestering carbon through retention of forest cover.</u>	Edits made to state that a focus of the TDR program is to preserve low-density in the Rural area.  To indicate a new focus that will integrate climate change considerations into the operation of the TDR program.	
R-215 To promote transfers of development rights, King County shall: a. <del>((f))</del> <u>Facilitate</u> <del>((the))</del> transfers from private property owners with sending sites to property owners with receiving sites; <del>((buy and sell development rights through))</del> b. <u>Operate</u> the King County Transfer of Development Rights (TDR) Bank <u>to buy and sell development rights</u> <del>((;))</del> ; c. <del>((w))</del> <u>Work</u> with cities to develop interlocal agreements that encourage transfers of development rights into cities; and <del>((within adopted appropriations))</del> d. <u>Seek</u> <del>((P))</del> public amenity funding to enhance the livability of incorporated area receiving site neighborhoods accepting increased densities. <del>((shall also be part of the program. King County should actively solicit large landowners, within incorporated areas, to purchase development rights from the TDR bank.))</del>	Language in R-215 is removed so as to not indicate preferential treatment for large landowners over small land owners who wish to utilize the County's TDR program.  At present both large and small urban landowners are actively solicited.	Good policy

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<p>R-216 <u>Eligible sending sites shall be lands designated on the King County Comprehensive Plan land use map as Rural Area (RA), Agriculture (A), Forestry (F), and Urban Separator, and <del>((Private properties qualified as sending sites))</del> shall provide permanent land protection to create a public benefit. <del>((a permanently protected area of sufficient size to provide public benefit.))</del> Priority <del>((candidate))</del> sending sites are:</u></p> <ul style="list-style-type: none"> <li>a. <u>Lands in Rural Forest Focus Areas;</u></li> <li>b. <u>Lands adjacent to the Urban Growth Area boundary;</u></li> <li>c. <u>Lands contributing to the protection of endangered and threatened species; and</u></li> <li><del>((b. Rural Forest Focus Areas;))</del></li> <li><del>((e))d. Lands that are suitable for inclusion in and provide important links to the regional open space system. <del>((or d. Agricultural and Forest Production District lands.))</del></del></li> </ul>	<p>Amended to:</p> <ul style="list-style-type: none"> <li>o Clearly state the zoning classes that are eligible sending sites.</li> <li>o Allow ALL RA zones to be eligible sending sites. Most notably, the RA-2.5 zoning which are currently not allowed to enroll in TDR.</li> <li>o Indicate that preservation priority go to lands in the RFFA near the UGA boundary</li> </ul>	<p>Will allow RA-2.5 zoned properties to enroll in the TDR program</p>
<p>R-217 <u>For transfer of development rights purposes only, qualified sending sites are allocated development rights as follows:</u></p> <ul style="list-style-type: none"> <li>a. <u>Sending sites with Rural Area or Agricultural zoning shall be allocated one TDR for every five acres of gross land area;</u></li> <li>b. <u>Sending sites with Forest zoning shall be allocated one TDR for every eighty acres of gross land area;</u></li> <li>c. <u>Sending sites with Urban Separator land use designation shall be allocated four TDRs for every one acre of gross land area;</u></li> <li>d. <u>If a sending site has an existing dwelling or retains one or more development rights for future use, the gross acreage shall be reduced in accordance with the site's zoning base density for the purposes of TDR allocation; and</u></li> <li>e. <u>King County shall provide bonus TDR to sending sites in the Rural Area as follows:</u> <ul style="list-style-type: none"> <li>1. <u>The sending site is a vacant RA zoned property and is no larger than one-half the size requirement of the base density for the zone; and</u></li> <li>2. <u>The sending site is a RA zoned property and is located on a shoreline of the state and has a shoreline designation of conservancy or natural.</u></li> </ul> </li> </ul>	<p>R-217 (a) creates equity in how the County allocates TDRs among RA-10 and RA-2.5 property owners and increases incentives for RA-zoned property owners and encourage their participation in the TDR program.</p> <p>There are many RA-10 properties with high forest conservation values not receiving the same incentives that their counterparts inside the RFFA are receiving.</p> <p>R-217 b, c, and d adds new language to reflect what is currently allowed in the TDR Program code.</p> <p>R-217e seeks to reduce the number of substandard lots - there are many substandard lots with RA zoning (i.e. smaller than minimum density allowed by zoning) that are not allowed to participate in TDR</p>	<p>Good policy direction to:</p> <ul style="list-style-type: none"> <li>o Provide equity to all RA-zoned properties. At present the TDR program does not allow RA-2.5 property owners to enroll in the TDR program. In addition, RA-10 properties outside an RFFA are only allocated 1 TDR for every 10 acres, whereas RA-10 properties inside an RFFA are allocated 1 TDR every 5 acres.</li> <li>o Increase the number of parcels enrolled in the TDR program. There are many RA-2.5 properties lying along shorelines of the State, which are a county goal to preserve, that cannot receive incentives to participate in TDR.</li> <li>o Provide a modest increase in the supply of TDRs.</li> </ul>

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<p>R-218 <del>((Development Rights Calculations))</del>  <del>((Development rights transferred from Rural Forest Focus Areas to the Urban Area shall be calculated on a basis of 1 credit for each 5 acres of site area.))</del> Prior to the county's allocation of transferable development rights to a sending site landowner, the landowner shall record and place on title of the sending site parcel a conservation easement documenting the development restrictions. If a development right(s) <del>((portion of a sending site))</del> is being retained for future development, the subsequent development must be clustered, and the tract preserved with a permanent conservation easement shall be larger than the developed portion. In the case of lands within the Rural Forest Focus Areas, no more than one dwelling unit per 20 acres shall be retained, and the tract preserved with a conservation easement shall be at least 15 acres in size.</p>	<p>To clarify Comp Plan language and reflect the process that is currently, and has been, practiced per K.C. TDR code.</p> <p>Language is removed to not be redundant with language in R-217</p> <p>Adds language contained in the current in R-219.</p>	
<p>R-<del>((247))</del>219 Transfers of development rights may be made to receiving sites as follows:</p> <ul style="list-style-type: none"> <li>a. <u>Unincorporated urban areas. Preference should be given to locations within designated urban centers, and to areas adjacent to transit stations and park-and-ride lots;</u></li> <li>b. <u>Transfers into incorporated areas shall be detailed in an interlocal agreement between the city receiving the development rights and the county;</u></li> <li><del>((b-))</del></li> <li>c. <u>Rural <del>((a))</del>Areas zoned RA-2.5, that are not on Vashon Island, may receive transfers of development rights only from the Rural Forest Focus Areas<del>((-))</del>;</u></li> <li><del>((e-))</del></li> <li>d. <u>Land added to the Urban Growth Area by means of the Four-to-One program shall receive transfers for no less than 50% of the allowed density.</u></li> <li><del>((b- Unincorporated urban areas and incorporated cities may receive transfers of development rights. Preferences should be given for locations within designated urban centers, or adjacent to transit stations and park and ride lots. Transfers to incorporated areas shall be detailed in an interlocal agreement between the city and county.))</del></li> </ul>	<p>R-219(d) to increase the amount of rural land preservation upon future expansions of the UGA</p>	<p>May make 4:1 program less appealing to developers.</p> <p>Will make UGA expansions more difficult</p>
<p>R-221 <u>The goals of the Rural and Resource Land Preservation Program are to: (1) reduce the development potential in rural and resource lands by 25%; (2) increase activity in the TDR market; (3) bolster demand for TDRs; (4) offer rural property owners access to incentive programs; (5) protect low-density rural areas from encroaching urban development; and (6) reduce carbon emissions by decreasing vehicle miles traveled from the rural area and by sequestering carbon in the Rural Area.</u></p>	<p>Lays out the goals that will drive policies R-222 and R-223 a, b, c, d.</p>	
<p>R-222 <u>The Rural and Resource Land Preservation Transfer of Development Rights Program includes Demonstration Projects that involve an expansion of the Urban Growth Area as follows:</u></p> <ul style="list-style-type: none"> <li>a. <u>The area to be added to the UGA shall be no more than 100 acres per project, and shall be immediately adjacent to the original urban growth boundary as established in the 1994 King County Comprehensive Plan or adjacent to the boundary of a Rural City.</u></li> </ul>	<p>To ensure future UGA expansions - not using the 4:1 program - are contingent upon land preservation;</p> <p>To create a buffer of permanent low-density land preservation</p>	<p>Will provide rural landowners nearby UGA expansions potential financial compensation and preserve their rural densities;</p>

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<p>b. <u>All additional density, and square footage for any non-residential use, in an urban expansion area shall require the purchase of transferable development rights from sending sites within an established Rural Preservation District. The Rural Preservation District shall be outside the expansion area and shall remain Rural;</u></p> <p>c. <u>The Rural Preservation District will, to the maximum extent practical, provide a buffer of permanently preserved open space and rural density between a UGA expansion area and the adjacent Rural Area;</u></p> <p>d. <u>At minimum, four acres of land shall be preserved for every one acre of UGA expansion. The preservation shall come from either the transfer of development rights or the dedication of open space within the Rural Preservation District or a combination of both;</u></p> <p>e. <u>The Rural Preservation District shall be sized with a sufficient amount of sending site acreage to provide an expansion area with the necessary amount of potential transferable development rights and satisfy R-222d; and</u></p> <p>f. <u>As a consideration in the formulation of future TDR policy, King County will evaluate the effects of land preservation on property values as a result of UGA expansions that require the transfer of development rights or dedication of open space from surrounding areas.</u></p>	<p>surrounding newly created urban areas that were previously rural.</p>	<p>Will increase demand for, and value of, the TDR commodity.</p>
<p>R-223 <u>The Rural and Resource Land Preservation Transfer of Development Rights Program shall include, but is not limited to, the following:</u></p> <p>a. <u>In addition to the density that is allowed on a receiving site in the urban growth area from the purchase of Transferable Development Rights, the county shall evaluate the climate change related impacts of the proposed development. In so doing the county shall consider the climate change effects related to reducing transportation related emissions, sequestering of carbon on the sending site, and any other climate change effects that result from the transfer of development rights from the sending site;</u></p> <p>b. <u>In the Rural Area, a development proposal for a subdivision or short subdivision may purchase Transferable Development Rights from other Rural Area properties in order to satisfy transportation concurrency requirements. The transfer shall not result in an increase in allowable density on the receiving site;</u></p> <p>c. <u>King County shall provide an added density bonus, beyond the maximum density allowed in K.C. code 21A.12.030, when Transferable Development Rights are used on select urban-center receiving sites that provide enhanced walkability design and incorporate transit oriented development elements;</u></p> <p>d. <u>King County may allow accessory dwelling units in the Rural Area that are greater than one thousand square feet, but less than 1,500 square feet, if the property owner purchases one Transferable Development Right</u></p>	<p>R-223(a): adds as a criteria the reduction of GHG emissions that correspond to use of TDRs in urban receiving sites;</p> <p>R-223(b) reduces the number of dwelling units and long-term traffic in a given rural traffic shed; To add a degree of flexibility to how rural landowners can achieve transportation concurrency.</p> <p>R-223(c) creates additional incentives to use TDRs in transit areas where the County wishes to promote density.</p> <p>R-223(d) reduces the number of potential dwelling units in the rural area and increase the</p>	<p>The overall effect of the changes would be to:</p> <ul style="list-style-type: none"> <li>o Reward developers who use TDRs for increased density inside the urban areas by providing them with carbon emission mitigation</li> <li>o Increase demand for TDRs</li> <li>o Reduce the number of potential dwelling units in the rural area</li> <li>o Increase size of some accessory dwelling units in rural area</li> </ul>

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<u>from the Rural Area.</u>	amount of land protected and provides rural landowners some flexibility to build larger accessory dwelling units.	
R-236a <u>King County shall provide assistance through development of customized stewardship plans for individual properties, to help property owners understand their properties' characteristics and the potential impacts of their actions, and to make sustainable land use choices that protect natural resources.</u>	Policy recognizes the stewardship assistance programs the county offers for rural, farm, and forest plans.	Good policy
R-2((33))37 King County ( <del>(should)</del> ) shall work with residential builders and developers to encourage the use of ( <del>(low-impact)</del> ) <u>low impact</u> development practices that protect native vegetation and soils, <u>restore disturbed soils</u> , and reduce impervious surfaces. King County ( <del>(should)</del> ) shall <u>continue to</u> promote preservation of native vegetation and soils <u>and restoration of disturbed soils</u> on rural((-) residential zoned parcels to the maximum extent practicable. Dispersion of runoff from impervious surfaces into native vegetation in accordance with the Surface Water Design Manual ( <del>(should be)</del> ) <u>is</u> the preferred method of stormwater management in the Rural Area.	Encourages use of low impact development techniques	Good policy direction but unclear exactly what is intended by adding text regarding restoration of disturbed soils
<p>R-40((9))1 The ((<del>(R)</del>))Rural ((<del>(N)</del>))Neighborhood((<del>(S)</del>)) <u>Commercial Centers</u> designated on the Comprehensive Plan Land Use Map are small-scale business areas that should provide convenience shopping and services for the surrounding community. No new ((<del>(R)</del>))Rural ((<del>(N)</del>))Neighborhood((<del>(S)</del>)) <u>Commercial Centers</u> are needed to serve the Rural Area. Expansion of the boundaries of the existing ((<del>(R)</del>))Rural ((<del>(N)</del>))Neighborhood((<del>(S)</del>)) <u>Commercial Centers</u> shall not be permitted except through the subarea plan process.</p> <p>R-4((10))02 Rural ((<del>(N)</del>))Neighborhood((<del>(S)</del>)) <u>Commercial Centers</u> should accommodate only small-scale retail, community and human services and personal service uses that provide convenience shopping and services to nearby Rural Area residents. If land suitable for residential development is included within the boundaries of a ((<del>(R)</del>))Rural ((<del>(N)</del>))Neighborhood((<del>(S)</del>)) <u>Commercial Center</u>, it should be zoned for rural residential development consistent with the residential development policies of this plan.</p> <p>R-4((14))03 King County should adopt commercial development standards for ((<del>(R)</del>))Rural ((<del>(N)</del>))Neighborhood((<del>(S)</del>)) <u>Commercial Centers</u> that facilitate economic reuse of existing structures, minimize increases in impervious surfaces and encourage retention of historic character and scale. Urban-level parking, landscaping and street improvement standards are not appropriate for Rural Neighborhood((<del>(S)</del>)) <u>Commercial Centers</u>.</p> <p>R-414 Existing industrial uses in the Rural Area outside of Rural Towns or the designated industrial area adjacent to the Rural Neighborhood <u>Commercial Center</u> of Preston shall be zoned rural residential but may continue if they qualify as legal, nonconforming uses.</p>	<p>Capitalization to provide uniformity.</p> <p>Adding reference to "Commercial Centers" clarifies that there are commercial areas versus residential neighborhoods</p>	Good change



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R-412 <u>Agriculture and forestry product processing should be allowed in the Rural Area. Other ((N))new industrial uses in the Rural Area shall be permitted only in Rural Towns and in the designated industrial area adjacent to the Rural Neighborhood Commercial Center of Preston.</u>	Processing of ag and forestry products should be and are allowed in the rural area.	Good policy supports farmers and foresters and efforts to bring processing infrastructure back into the region.  Reflected in recent code changes
R-415 <u>Pedestrian connectivity, where consistent with rural character, should be encouraged to promote walking and bicycling and to improve public health within Rural Towns and larger Rural Neighborhood Commercial Centers.</u>	Increasing opportunities for physical activity, such as through the provision of pedestrian and bicycling infrastructure, would make it easier for King County residents to meet the minimum public health guideline of engaging in 30 minutes of physical activity every day.	
R-416 <u>King County should explore ways of creating and supporting community gardens and other similar community based food growing projects to provide and improve access to healthy food for all rural residents.</u>	Food and nutrition are major factors in promoting public health and reducing the incidence of chronic diseases leading to premature death among all King County residents. Public health dietary guidelines indicate a need to significantly increase the daily consumption of fresh and minimally processed foods, especially fruits and vegetables.	Policy only calls for feasibility study of options.
R-502a <u>King County should work with other counties to help maintain and enhance commercial agriculture and forestry by addressing challenges common across the region.</u>	Recognizes the regional nature of resource issues and encourages work across counties.	Supports agriculture and forestry work programs that coordinate with other counties.
R-507 <u>King County should ((facilitate the siting of industries,--)) encourage infrastructure and services that ((serve and are served by resource-based industries)) support resource lands management and resource-based businesses. These should be sited in close proximity to designated ((Agriculture)) Agricultural and Forest Production Districts and Designated Mineral Resource Sites when adverse impacts and incompatibilities can effectively be mitigated.</u>	Recognizes the importance of nearby infrastructure to resource industries.	Supports rural economic strategies to increase infrastructure for resource industries.
R-511 <u>King County shall work cooperatively with cities, ((federally recognized)) tribes, other public agencies, private utilities, resource managers, land owners and citizens to conserve public and private ((Natural)) Resource Lands for long-term productivity and environmental protection in a consistent and predictable manner.</u>	Remove qualifier regarding federal recognition	

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<p>R-524 In consultation with <del>((federally-recognized))</del> tribes and other affected agencies and landowners, King County should support land trades that result in consolidated forest ownership and work with forest managers to identify and develop other incentives for continued forestry.</p> <p>R-527 No master planned resorts shall be permitted in the Forest Production District. New or expansion of existing recreational or institutional uses in the Forest Production District may be permitted if compatible with long-term forestry, <u>the interests of</u> <del>((federally-recognized))</del> tribes and other resource management goals.</p>		
<p><u>R520a King County recognizes the many values provided by the public forestland in the county, and encourages continued responsible forest management on these lands. King County should collaborate with other public land managers in planning for the conservation, use, and management of forest resources on public lands.</u></p>	<p>Recognizes the importance of public land to the Forest Production District. Encourages collaboration with other land managers.</p>	<p>Good policy requested by Rural Forest Commission to support forest health and economic value.</p>
<p><u>R 523a King County should conserve working forests and should encourage private forestry through the acquisition of development rights in the Forest Production District. Land acquisition proposals that would remove lands from forest management should be evaluated to ensure that the long-term commercial significance of the Forest Production District is not compromised.</u></p>	<p>Describes a mechanism for King County conservation of forestland. Clarifies that continued forest production should be a goal when acquiring land in the Forest Production District.</p>	<p>Would ensure the long-term commercial significance of the FPD</p>
<p><u>R-523b King County should promote and support production, harvest, utilization, and marketing of wood products grown in the county's Rural and forest areas. King County should encourage sawmills and other services that are able to serve the small forest landowners in the county.</u></p>	<p>Promotes commercial management of forest land holdings and needed infrastructure to make such commercial management possible.</p>	<p>Good policy encourages forest landowners to continue commercial forest and management s for purposes</p>
<p><del>((R-528 King County shall impose a six year development moratorium for landowners who do not state their intent to convert at the time of Forest Practice Application or who do not harvest the site according to a King County approved Conversion Option Harvest Plan. King County shall develop a list of allowable exceptions from the development moratorium and shall ensure that potential buyers of properties subject to the moratorium are alerted to the moratorium.))</del></p>	<p>Deleted because it is no longer consistent with state law.</p> <p>DDES no longer imposes a moratorium on a property at the time of forest practice application.</p>	<p>Policy R-529 is replacement.</p>
<p>R-529 King County should continue to work with all affected parties and the Washington Department of Natural Resources to improve the enforcement of forest practice regulations in <del>((the urban and))</del> <u>the</u> <del>((#))</del>Rural <del>((#))</del>Area<del>((#))</del>, and to ensure that landowners comply with county regulations when they are converting portions of a site to a non-forest use. Harvesting of forest lands for the purpose of converting to non-forest uses shall meet all applicable county standards for clearing and <del>((sensitive))</del> <u>critical</u> areas management. <u>Landowners opting to conduct forest management activities under state approved forest practices permits should be restricted from developing those areas for non-forestry purposes for six years from the date of forest practice approval. Recognizing that some landowners</u></p>	<p>Reference to urban deleted because urban forest practices are under county jurisdiction.</p> <p>“Sensitive” changed to be consistent with the Critical Areas Ordinance.</p> <p>Make consistent with state forest practices act.</p> <p>Provides regulatory flexibility for residential</p>	<p>Good policy provides regulatory flexibility to practice forestry.</p>

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<u>combine the development of a residence on a portion of the property with long-term forestry on the rest, the county should provide flexibility in its regulations to address the residential development differently from the forest management.</u>	development that occurs on the same site as long-term forestry.	
R- 529a <u>King County should ensure that regulations applying to forest practices do not discourage forest management on properties in long-term forestry. Forestry should be regulated consistent with best management practices in the Washington Forest Practices Act. The county should work to simplify its regulatory processes related to forest management.</u>	Because most county land use regulations regulate development, they have not been designed for forest practices. As more small landowners want to manage their forest lands, the county needs to make sure that its regulations do not make it difficult for landowners to do so.	Continued regulatory review and evaluation by Forest Commission and staff of issues related to forest management that require code changes.  Some code has already been changed, with future changes possible.
R-531 <u>King County promotes forest management that achieves long-term forest health((,)); protection of watersheds, ((sensitive)) critical areas and habitat to support fish and wildlife populations((,)); protection of threatened and endangered species((, and)); ((preservation)) conservation and economic viability of working forests; carbon sequestration and reduction in green house gas emissions; and adaptation to climate change.</u>	Adds text relating to greenhouse gas emissions and climate change	
R-532 <del>((King County should work with the King County Rural Forest Commission to conduct a demonstration project for tree removal to reduce fire hazard in the Rural Area. The demonstration project should allow for a community based project in a carefully selected area using best management practices.))</del> <u>King County should encourage community fire planning so that residents are aware of the dangers of forest fires and take steps to make their properties less vulnerable. King County should support neighborhood-based efforts to manage forests to improve forest health, and reduce the risk of wildfire.</u>	Deletion and addition and preceding text reflect what has been done and is being done to reduce risks from wildfire in forested areas.	
R-534a <u>King County should continue to collaborate with the University of Washington, Washington State University including Extension, state and federal agencies, and forest landowners to monitor and evaluate impacts of climate change on forests in King County.</u>	Calls for collaboration with other agencies to better understand impacts of climate change. Recognizes the need to draw on regional expertise.	Policy is in climate plan
R-534b <u>King County should consider climate change impacts and take steps to improve forest health and resilience to climate change impacts through its technical assistance to forest land owners, management of county-owned forest lands, and support of neighborhood-based efforts to reduce risks from wildfires</u>	Directs staff efforts to include climate change consideration in landowner assistance efforts.	
R-544 <u>King County commits to preserve Agricultural Production District parcels in or near the Urban Growth Area because of their high production capabilities, their proximity to markets, and their value as open space. King County should work with cities adjacent to or near Agriculture Production Districts to minimize the operational and environmental impacts of urban development on farming, and to promote projects, such as farmers markets and agriculture processing businesses, that benefit both the cities and the farms.</u>	Recognizes that practices in cities can affect ag lands, and encourages county to work with cities for mutual benefits to cities and farmlands.	Good policy direction to promote agriculture

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R-553a <u>King County supports the processing and packaging of farm products from crops and livestock, and will continue to work with farmers, ranchers, cities, neighboring counties, and other interested parties to address the infrastructure and regulatory needs to promote sales to consumers, restaurants, and retail enterprises.</u>	It is difficult for dairies and farmers to survive without finding other products to stabilize their incomes. The county should continue to explore and change regulations to allow technologies such as composting or digesters help create products to sell and reduce the amount of nutrients that are applied back to the land.	Good policy direction to promote agriculture.  Code changes necessary to 21A.08 Permitted Uses
R-553b <u>King County supports innovative technologies to process dairy and other livestock waste to reduce nutrients and to create other products such as energy and compost in the Agriculture and Rural zoning classifications.</u>	Many processors have left the Puget Sound region for a variety of reasons. A large number of local jurisdictions don't allow the processing of animals.  Health regulations make it difficult for processing facilities to be built without sewer connections or expensive septic systems.	Good policy
R-553c <u>The county should develop incentives that support local food production and processing to reduce energy use, increase food security and provide a healthy local food supply.</u>	Increased local food production helps support agriculture, contributes to public health, and reduces energy use.	Need to develop incentives to accomplish these goals.
R-554 King County shall provide incentives, educational programs and other methods to encourage agricultural practices <del>((which))</del> <u>that maintain water quality, protect public health, protect fish and wildlife habitat, protect historic resources, maintain flood conveyance and storage, reduce greenhouse gas emissions, control noxious weeds, and prevent erosion of valuable agricultural soils while maintaining the functions needed for agricultural production.</u>	Acknowledges that agriculture typically occurs in flood-prone areas, and highlights the need for incentives and educational programs to encourage best practices that help identify alternatives to bringing additional fill into the floodplain.	Requires development of incentives and educational programs to encourage agricultural practices that maintain flood conveyance and storage, and reduce greenhouse gas emissions.
R- 554b <u>The county shall work with federal, state, local, and private agencies to ensure and maintain adequate water for the needs of agriculture. Assessments of future surface and groundwater availability for agriculture should consider projected impacts of climate change.</u>	There are thousands of acres of agriculturally zoned land that are not farmed. Adequate water is one deterrent to farming in the region. Policy recognizes that climate change will make water availability even more challenging.	Requires partnerships to maintain adequate water for agricultural needs.
R-554c <u>King County should continue to collaborate with Washington State University including Extension, the University of Washington, and King Conservation District to develop</u>	Recognizes the need to draw on expertise of other agencies and the	Affects technical assistance programs.

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<u>information on the likely impacts of climate change on agriculture in King County, and to develop mitigation and adaptation strategies that are appropriate for King County's soils and farm economy. Research should address soil management, water storage, irrigation, alternative crops, integrated pest management, and nutrient management. The information should be made available to farmers through technical assistance programs and farm planning.</u>	<p>universities to address climate change.</p> <p>Understanding impacts, and developing mitigation and adaptation strategies are important to the continuation of agriculture.</p>	
<u>R-554d King County should provide incentives for soil management practices that reduce greenhouse emissions through its Agricultural Best Management Practices Cost-Sharing Program.</u>	<p>Soil management for carbon sequestration can be an effective way to reduce greenhouse gas emissions.</p>	<p>Affects technical assistance and cost share programs.</p>
<u>R-554e King County should use pilot or demonstration projects and multi-agency collaboration to develop a new suite of allowed practices that will provide options for landowners whose existing operations are affected by alluvial fan deposits. These should provide timely and cost-effective relief from debris and the associated changes to the watercourse along with protection and/or restoration of fish habitat within these areas.</u>	<p>When slides occur on alluvial fans, landowner frequently face obstructions or inundation that disrupt or entirely stop their operations.</p> <p>Historically, these events were addressed by dredging. The habitat value of these areas, along with the regulations pertaining to moving the debris that may accompany them – leaves private landowners with a very time consuming and expensive process to determine the remedies.</p>	<p>Directs county to work with landowners to develop programs to provide relief while protecting resources.</p> <p>Need to create a definition of alluvial fan</p>
<u>R-554f King County should work with federal, state and local jurisdictions to reduce flood impacts to agricultural operations. The county will consider the needs of agriculture in designing its floodplain policies and regulations.</u>	<p>A significant portion of the county's commercial agricultural lands are in the floodplain.</p> <p>This means that agriculture suffers from impacts of floods and also is constrained by protective and restrictive flood regulations.</p>	<p>Possible changes to Flood plan will be needed to carry out recommendations.</p> <p>Recommended changes to regulations are included in the flood farm task force</p>
<u>R-554g In addition to enhancing the Farmlands Preservation Program, the county should develop more innovative solutions and incentives to keep agricultural land affordable for active farming.</u>	<p>High land costs discourage people who want to farm</p>	<p>Could help stabilize land prices.</p> <p>The FarmLink program of the Cascade Harvest Coalition could be expanded</p>
<u>R-554h King County should work with farmers and ranchers to better understand the constraints to increased food production in the county and develop programs that reduce barriers and</u>	<p>A significant portion of the land in the APDs are not being farmed or are</p>	<p>Good policy direction could result in:</p> <ul style="list-style-type: none"> <li>o More farmland used</li> </ul>

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<u>create incentives to growing food crops and raising food-producing livestock.</u>	underutilized. Yet there is more demand for locally grown food than is currently being grown.	to grow food crops. o Higher consumer demand for locally grown food crops o More options to access fresh fruits and vegetables.
R-554i <u>King County should prioritize its programs to help build and support a sustainable, reliable, equitable, and resilient local food system.</u>	Farmers will have better access to markets. They should have increased sales and incomes. T  Consumer will have better access to locally grown, healthy food.	Good policy
R-554j <u>King County should consider adopting procurement policies that would encourage purchases of locally grown fresh foods.</u>	Currently County procurement procedures are based on a competitive bid process.  Many local growers are not able to compete on this basis.  Fresh and minimally processed foods for King County clients with existing poor or compromised health conditions (e.g., jail inmates and Harborview patients) are important factors in achieving more positive health outcomes for these populations.	Good policy provides new markets for local farmers and farm products.  NOTE: May require a change to KCC chapter 4.18 Revenue and Financial Regulation.
R-554k <u>King County should promote local food production and processing to reduce the distance that food must travel from farm to table.</u>	Processing facilities for almost all farm products are very limited in the Puget Sound region.  This limits the ability of the farmer to grow something that is in demand or requires the product to be shipped a long distance – increasing the cost. If the product has to be shipped a long distance the use of fossil fuel increases.	Good policy to provide farmers with easier access to a variety of processing facilities and markets.
R-554l <u>King County should collaborate with other organizations to further the development of programs that increase the ability of shoppers to use electronic forms of payment at farmers markets and farm stands.</u>	It is difficult for low-income shoppers who use electronic benefits cards to buy at farmers markets.  The markets need the ability to accept electronic payments.	Good policy direction